

Terry Thomas & Co

ESTATE AGENTS



10 Mansel Street Carmarthen, SA31 1PX

Situated in the bustling heart of Carmarthen on Mansel Street, this impressive semi-detached double-fronted shop premises presents an exceptional opportunity for those seeking a commercial space with excellent visibility. The property boasts large display windows both at the front and side, ensuring that your business will attract the attention it deserves. With a well-thought-out layout, this spacious premises is suitable for a variety of uses, including retail, professional services, or even a creative studio. The interior is well-presented and features energy-efficient electric heating, providing a comfortable environment for both staff and customers alike. Additionally, the property is equipped with a fitted kitchen and WC facilities, making it practical for day-to-day operations. Its prominent position on a main thoroughfare guarantees a steady flow of foot traffic, enhancing the potential for business success.

Ready for immediate occupation, this commercial space offers a fantastic opportunity to establish or expand your business in a vibrant and thriving area. Do not miss the chance to make this prime location your own.

Offers in the region of £120,000

10 Mansel Street

Carmarthen, SA31 1PX



Commercial Premises For Sale – Prominent Position,

This spacious semi-detached double-fronted shop premises is situated on a main thoroughfare in the heart of Carmarthen. Offering excellent visibility with large display windows to the front and side, the property is ideal for retail, professional, or studio use.

Access is through a security-gated open storm porch with Terrazzo tiled flooring and a uPVC double-glazed entrance door featuring an encapsulated stained-glass motif.

The main retail area

23'1" x 14'4" (7.04m x 4.37m)

The main retail area features Oak wood-grain effect flooring, LED downlighting, and two large uPVC double-glazed display windows to the front with a

further display window to the side. Heating is provided by two energy-efficient Newlec electric heaters, which operate from standard 13-amp plugs. The space also includes a wall-mounted Triton power shower fitted over a sink, four double power points, and a telephone point.

Kitchen

10'6"(max) x 7'6" (3.22m(max) x 2.31m) A rear passageway with matching wood grain effect flooring leads to the kitchen and rear facilities. The kitchen, which is triangular in shape and measures approximately , is fitted with a range of base and eye-level units with oak door fronts. There is a worksurface incorporating a stainless steel sink, plumbing for a washing machine, and space for a fridge. A wall-mounted Newlec electric heater provides

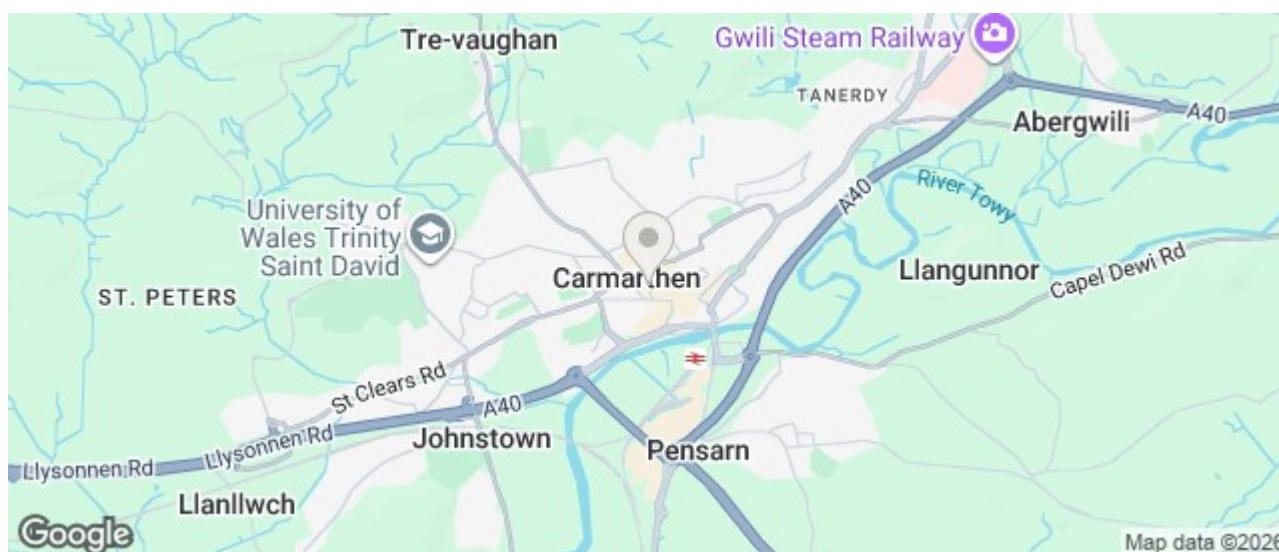
additional warmth, and a uPVC double-glazed window overlooks the rear.

WC

The separate WC includes a close-coupled economy flush toilet and a wall-mounted wash hand basin with an electric hot water geyser above. A uPVC double-glazed window to the side provides natural light.

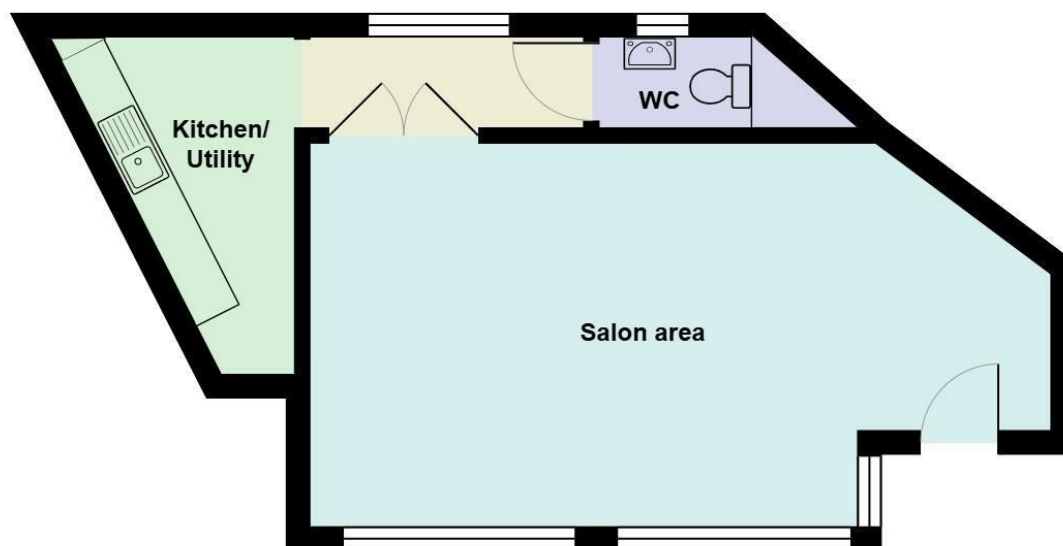
Externally

The property also benefits from pedestrian rear access.





Floor Plan



Type: Commercial
Tenure: Freehold
Council Tax Band:

Services: Mains Electricity, Drainage and Water.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |